

**AP MORGAN**



**Shepley Road, Rednal, Birmingham**  
Offers in excess of £200,000



### Features:

- Well-presented semi-detached house
- Two double bedrooms
- Open plan lounge/diner
- Good sized kitchen
- Stylish bathroom
- Front and rear gardens
- Off street parking
- EPC- C

### Description:

This well-presented and stylish two-bedroom semi-detached house is situated in the sought after area of Rednal, Birmingham. The ideal home for first time buyers with local amenities including shops, schools and parks conveniently located nearby.

Located in a quiet side road, upon approach to the property there is a good-sized front garden with several steps leading up to the front door as well as a side door for access into the lean to walkway. Off road parking is available at the front of the property with space for both residents and guests.

Moving inside, the property briefly comprises of a welcoming entrance hallway with understairs storage space; stylish and open plan lounge/diner with double patio doors at the rear leading into the garden; good sized kitchen with integrated hob and oven as well as space for freestanding appliances and a side door leading into the lean to; first floor landing with large airing cupboard; two double bedrooms each benefiting from built-in wardrobes and finally a modern décor bathroom with bath and mixer shower. The lovely rear garden has been well maintained and is a good size comprising of mostly lawn with both a patio area and a raised decking area at the rear perfect for outdoor furnishings. The lean to also provides ease of access to and from the front of the property for when carrying garden appliances and furnishings.

Situated in Rednal, Shepley Road is well-located for access to Lickey and Waseley Hills, in addition to Rubery High Street offering a range of convenience stores and within a near distance to the Golf Course. The surrounding areas provide additional shopping, schooling, and leisure facilities, including Birmingham Great Park and the new Longbridge development with excellent shopping, entertainment, and restaurants. Rednal and Rubery provide good transport links for commuters with easy access to the motorway network.



**Details:**

**Lounge/Diner** 23'7" x 11'5" (7.2m x 3.48m)

**Kitchen** 9'7" x 8'2" (2.92m x 2.5m)

**Bedroom One** 13'7" x 11'11" (4.14m x 3.63m)

**Bedroom Two** 11'7" x 9' (3.53m x 2.74m)

**Bathroom** 8'4" x 5'6" (2.54m x 1.68m)

**Hallway**

**Landing**

**EPC Rating:** C

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.





## How can we help you?

### Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: [www.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

### Property to sell?

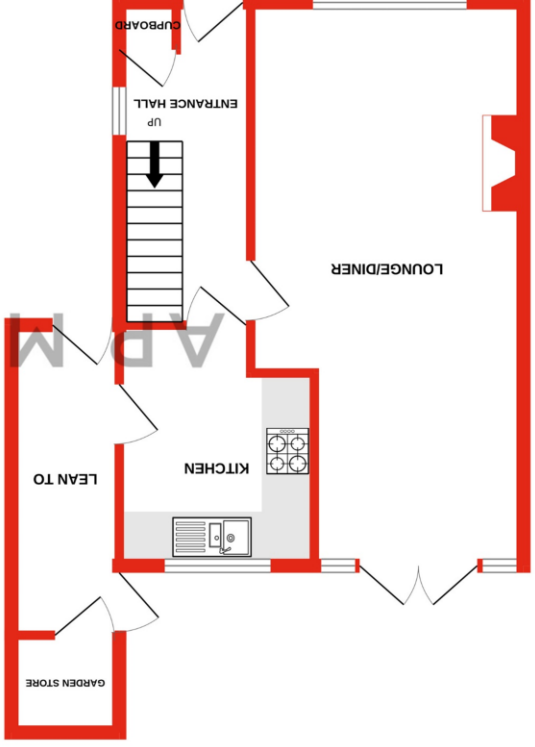
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

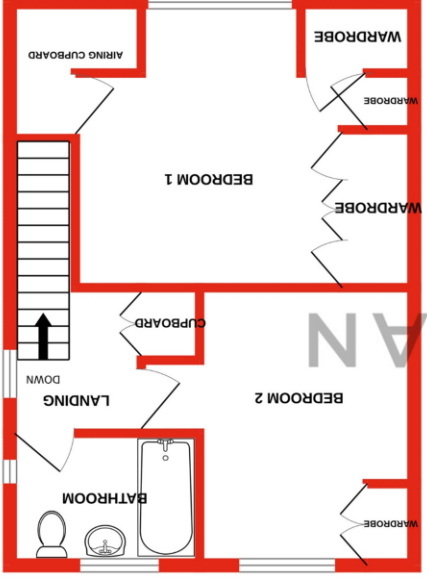
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

TOTAL FLOOR AREA : 869 sq.ft. (80.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.